

**WYCKOFF ZONING BOARD OF ADJUSTMENT  
NOVEMBER 21, 2019  
PUBLIC WORK SESSION MINUTES**

Public Work Session: 7:30 p.m. Second Floor Court Room, Memorial Town Hall  
Public Business Meeting: 8:00 p.m. Second Floor Court Room, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meetings Statement by Chairman Fry:

"The November 21, 2019 Public Work Session of the Wyckoff Board of Adjustment is now in session. In accordance with the Open Public Meetings Act, notice of this meeting appears on our annual Schedule of Meetings. A copy of our Annual Schedule has been posted on the bulletin board of Memorial Town Hall; a copy has been filed with the Township Clerk, The Record, The Ridgewood News and the North Jersey Herald and News--all newspapers having general circulation throughout the Township of Wyckoff. At least 48 hours prior to this meeting, the agenda thereof was similarly posted, filed and mailed to said newspapers." Formal action may be taken.

Members of the public are welcome to be present at this meeting. However, in accordance with Section 7 (A) of the Open Public Meetings Act, participation on the part of the public at this meeting will not be entertained."

Chairman Fry read this statement into the record: *"All applicants are hereby reminded that your application, if approved, may be subject to the terms, conditions and payment of the Affordable Housing Development Fee requirements of the Township. Information can be obtained from the Code of the Township of Wyckoff, Chapter 113-8 on the Township's website, [www.wyckoff-nj.com](http://www.wyckoff-nj.com)"*

*"This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all time."*

Roll call was taken.

**Board Members in attendance:** Carl Fry, Chairman; Erik Ruebenacker, Vice Chairman; Board Members: Mark Borst, Brian Tanis, Ed Kalpagian, Brian Hubert, Rosa Riotto and Kelly Conlon.

**Board Members absent:** Louis Cicerchia.

**Staff in attendance:** David Becker, Board Attorney, Mark DiGennaro, Township Engineer; and Maureen Mitchell, Board Secretary.

**OLD BUSINESS**

Approval of the October 17, 2019 work session and public business meeting minutes.

Board Member Kalpagian made a motion to approve the October 17, 2019 work session and public meeting minutes. Second, Mr. Tanis. Voting in favor: Ms. Conlon, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Ms. Riotto and Chairman Fry. Abstained: Mr. Borst and Vice Chairman Ruebenacker.

**RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT**

**RESOLUTION #19-11** Approval of vouchers for Engineering and Professional Services.

Board Member Hubert made a motion to approve Resolution #19-11 for payment of vouchers. Second, Mr. Ruebenacker. Voting in favor: Ms. Conlon, Ms. Riotto, Mr. Tanis, Mr. Kalpagian, Mr. Hubert, Mr. Borst, Mr. Ruebenacker and Chairman Fry.

**RESOLUTION(S) TO BE MEMORIALIZED****PRIYANA HOLDINGS, LLC** 440 Lake Road BLK 202.02 LOT 16

(The applicant proposes to expand the first floor and add a second story to the existing home. The existing detached garage will be demolished.)

**JAMES ARNOLD CONSTRUCTION** 361 Cornell St. Block 474 Lot 23

(The applicant proposes to construct an addition of an attached single car garage.)

Board Member Kalpagian made a motion to approve the two (2) Resolutions. Second, Mr. Hubert. Voting in favor: Ms. Conlon, Mr. Tanis, Ms. Riotto, Mr. Hubert, Mr. Kalpagian, Mr. Borst, Mr. Ruebenacker and Chairman Fry.

**APPLICATIONS CARRIED****PERGOLIZZI, JOHN** 316 Calvin Court BLK 349 LOT 48

(The applicant proposes to move his A/C units from the rear yard to the side yard.)

The applicant requested in writing that his application be carried to the January 16, 2020 meeting.

**CASTRO, HUGO** 43 Park Avenue BLK 278 LOT 24.01

(The applicant proposes to renovate the home and expand the second story.)

Board Member Borst recused himself and stepped down from the dais.

Township Engineer DiGennaro provided this summary of the application. At the October 17, 2019 meeting, the applicant was asked to rework the design of the proposed home and submit revised architectural plans and a landscape plan. The Board had requested that the proposed second story addition be shifted to the left side of the existing home and out of the existing 3.7' right side yard setback. Mr. DiGennaro said that the applicant took the Board's guidance and came up with a revised plan that reflects the recommendations made by the Board at the last meeting as well as a landscape plan. The applicant's Architect will provide testimony during the Public hearing. Mr. Borst returned to the dais.

**NEW APPLICATIONS****DISENSO, PHILLIP 58 Wyckoff Avenue** BLK 466 LOT 45

(The applicant proposes to construct an addition to the second story and renovate the first and second stories. The lot is nonconforming in area, frontage, depth, both front yard setbacks and side yard setback.)

Board Member Tanis recused himself and stepped down from the dais.

Mr. DiGennaro provided the following detail of the application:

He stated that the section J does not reflect the actual conditions of the property. The section J does not include the calculations for the accessory structure which is the inground pool therefore the total lot coverage calculations are incorrect and will have to be corrected and resubmitted. Mr. DiGennaro stated that he received and reviewed the survey dated 5/30/93, the architectural and plot plans prepared by Architectural Design Associates dated 7/15/19, landscape plan prepared by Grandscape LLC dated 8/26/19, application and photos. The existing single-family dwelling is situated on a corner lot in the R-15 zone. The lot is nonconforming in area, width, depth, front yard setbacks, side yard setback, accessory structure setbacks, principal building lot coverage, accessory lot coverage and combined lot coverage. The lot size is 8,517 square feet where 15,000 SF is required. The existing lot frontage is 106' where 125' is required. Existing front yard #1 setback is 32.4' and existing front yard #2 setback is 18.3' where 40' is required and both will remain unchanged. Existing side yard setback is 9.4', 11.6' is proposed and 15' is required. Accessory structure (inground pool) exists with a side yard setback of 3', and will remain unchanged, where 10' is required. There is an existing shed on the property which is to be removed.

Existing and proposed principal building lot coverage is 15.8% where 15% is the maximum permitted and proposed accessory structure coverage is 7.8% where 5% is the maximum permitted. Proposed combined lot coverage is 23.6% where 20% is the maximum permitted. The property is also nonconforming as there is no garage. The applicant will provide testimony during the Public hearing. Mr. Tanis returned to the dais.

**LEACH, TIMOTHY 416 Vassar St. BLK 486 LOT 5.01**

(The applicant proposes to expand the first and second stories of the existing home. The lot is nonconforming in area, frontage, depth and accessory structure side yard setback.)

Mr. DiGennaro provided the following summary of the application: I have received and reviewed the plot plan location survey dated 10/25/18, the architectural plans prepared by Fred Klenk dated 11/8/19, a landscape plan prepared by the applicant, the application and photos. The existing single-family dwelling is in the R-15 zone and is nonconforming due to lot area, frontage, depth, front yard setback, and accessory structure side yard setback. The applicant is proposing to expand the second story and expand the first floor in the rear of the existing home.

The lot size is 7,745 square feet where 15,000 Sf is required. Existing frontage is 80' where 100' is required. The existing depth is 93.98' where 125' is required and the existing front yard setback is 30.7' where 40' is required and 26' is proposed due to the addition of a covered front porch entryway. The existing detached garage has an existing side yard setback of 4.8' where 10' is required. The applicant will provide testimony during the Public hearing.

**MOSERA, ROBERT 241 Eastview Terrace BLK 393 LOT 6**

(The applicant proposes to expand the first and second stories of the existing home. He is also proposing to construct a new 2 car detached garage in the rear yard 5' from both the rear and side yard property lines. The lot is nonconforming in area, width and depth.)

Mr. DiGennaro provide the following summary of the application: I have reviewed the survey dated 7/28/16, plot plan, architectural plan and landscape plan prepared by RDS Architects dated 11/12/19, application and photos. The single-family home is in the RA-25 zone and is nonconforming due to lot area, frontage, side yard setbacks and accessory structure setbacks. The applicant is proposing a second story addition and a detached 2 car garage requiring variance relief. The existing lot is 17,553 square feet where 25,000 is required. The lot frontage is 75' where 125' is required. Existing side yard #1 is 15.8' with 16.2' proposed and existing side yard #2 is 16.1' with 17' proposed where 20' is required for each side. There is an existing shed in the rear yard with a side yard setback of 2' and rear yard setback of 2.8'. The applicant is proposing to construct a new garage with 5' rear and right-side yard setbacks. The applicant will provide testimony during the Public hearing.

**DE BOER, JEFFREY 494 Ivy Lane BLK 421.02 LOT 17**

(The applicant proposes to expand the first floor, add a second story, add a 3<sup>rd</sup> garage bay exceeding 3,700 sf thereby triggering the enhanced side yard setback of 25'. He is proposing 20.3'.)

Township Engineer DiGennaro provided the following summary of the application: I have reviewed the plot plan, survey and landscape plan prepared by Omland and Osterkorn Engineering dated 11/7/19, the architectural plan prepared by Canzani Architects dated 10/23/19, the application and photos. The existing single-family dwelling is in the RA-25 zone and is conforming. The applicant is proposing a second story addition and renovation exceeding 3,700 Sf thereby triggering the enhanced side yard setback and 3 story structure. The side loading garage requires 27' and the existing is 26.7. The third story variance is due to the existing and proposed basement walkout. The patio, which is going to be reconstructed, is surrounded by a retaining wall which I assume will be disturbed during the construction. The applicant will need to submit structural calculations prior to beginning construction on the retaining wall. Certification of the stability of the reconstructed retaining wall will also be needed.. The applicant will provide testimony during the Public hearing.

There being no further business, a motion was made to adjourn the Work Session, seconded and passed unanimously. The meeting adjourned at 8:12 pm.

Respectfully Submitted,

Maureen Mitchell, Secretary  
Wyckoff Board of Adjustment